WARRANTY DEED

Bill Garrett Davidson County
Batch# 99579 **DEEDWARR**
06/04/2018 10:31:36 AM 2 pgs
Fees: $13.00 Taxes: $554.63

20180604-0052852

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Sally M Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-4-20

(AFFIX SEAL)

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMM. EXP. AUG 4, 2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Donnell	New Owner	149 01 0A 038.00 CO
(NAME)	(NAME)	
2132 Mullen Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephen E. Goins and Wife, Noemi R. Garcia**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Angela Donnell, an unmarried woman**, hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 28B, on the Plan of Zone Lot Division of Lot 28, Mullen Valley, Phase II, of record in Plat Book 6250, Page 477 and Amended in Plat Book 6900, Page 876, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen E. Goins and wife, Noemi Raquel Garcia by Quit Claim Deed from Noemi Raquel Garcia, dated 07/15/2010, recorded 07/19/2010, of record in Instrument No. 20100719-0056192, in the Register's Office for Davidson County, Tennessee.

Grantee(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (FHLB Cincinnati) Affordable Housing Program, must maintain ownership in this property for a period of five (5) years (Retention Period) from the date of the recording of this deed.
(i) The FHLB Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale, refinancing, foreclosure, conveyance by deed in lieu of foreclosure, assignment of the first mortgage to the Secretary of HUD, or change in ownership of the unit occurring prior to the end of the Retention Period.
(ii) In the case of a sale or refinancing of the unit prior to the end of the Retention Period, an amount equal to a pro rata share of the AHP Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to the FHLB Cincinnati from any net gain realized upon the sale or refinancing of the unit; unless:
(A) The unit was assisted with a permanent mortgage loan funded by an AHP advance;
(B) The purchaser is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser); or
(C) Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable

retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein. (iii) The obligation to repay Subsidy to the FHLB Cincinnati shall terminate after any foreclosure or conveyance by deed in lieu of foreclosure or any assignment of the first mortgage to the Secretary of HUD.

All matters shown on the plat of record in Plat Book 6250, Page 477 and Amended in Plat Book 6900, Page 876, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6577, Page 20, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6577, Page 25, First Amendment of record in Book 7311 Page 333, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 7810, Page 65, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed--Common Area (Open Space) of record in Book 6577, Page 17 and Second Amendment to Declaration of record in Book 8042, Page 601, in the Register's Office for Davidson County, Tennessee. By-Laws of the Mullen Valley Homeowners Association Articles I of record in Book 6577, Page 52, in the Register's Office for Davidson County, Tennessee. Articles of Incorporation of Mullen Valley Homeowners Association of record in Book 6583, Page 351, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 6983, Page 683 and Book 6983, Page 696, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2132 Mullen Circle, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of May, 2018.

Stephen E. Goins

Noemi R. Garcia

State of Tennessee
County of Wilson

Personally appeared before me Stephen E. Goins and Noemi R. Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-43520
SMG TN Warranty Deed